

**Michigan's Low Income Tax Credit  
Qualified Allocation Plan**

**Affordable Assisted Living Set-Aside Scoring Criteria**

**Scoring Criteria – (140 Maximum Points)**

<b><u>Points</u></b>	<b><u>Feature</u></b>
<b>40</b>	<p><b>Commitment of Medicaid Waivers</b></p> <p>Projects that document the provision of Medicaid Waivers or comparable sources for services (Medicare, Long Term Care Insurance, foundation) for affordable units within the development will receive points. (Manager unit(s) may not be counted as an affordable assisted housing unit.)</p> <ul style="list-style-type: none"><li>• 20% of the units (10 points)</li><li>• 50% of the units (15 points)</li><li>• 60% of the units (20 points)</li><li>• 70% of the units (25 points)</li><li>• 80% of the units (30 points)</li><li>• 90% of the units (35 points)</li><li>• 100% of the units (40 points)</li></ul>

<b><u>Points</u></b>	<b><u>Feature</u></b>
<b>60</b>	<p><b>Federal, State, and Local Funding &amp; Other Consideration – use <u>these criteria in lieu of the general threshold requirements in the QAP.</u></b></p> <p>Projects employing financing or contributions where the credit is needed to make a project feasible or to serve very low-income families will receive additional points. Evidence of the financing (including amount, term, and interest rate), dated within 60 days of the application due date, must be submitted with the application. Points will be awarded only for permanent financing. Loan guarantees do not qualify for points.</p> <ul style="list-style-type: none"><li>▪ City/County HOME (8 Points) if located in a local Participating Jurisdiction</li><li>▪ RHS (5 Points)</li><li>▪ AHP (5 Points)</li><li>▪ State/Federal Historic Tax Credits (5 Points)</li><li>▪ MSHDA HOME commitment (2 Points) if located in a local Participating Jurisdiction or (10 points) if located in a rural area where the State of Michigan is the local Participating Jurisdiction</li><li>▪ A DCR of 1.1 with an interest rate equal to the 10 year Treasury Bill plus 240 basis points (10 Points)</li><li>▪ Private/Foundation – minimum of \$1,000 per supportive housing unit must be committed (5 Points)</li><li>▪ Other State Agencies – minimum of \$1,000 per supportive housing unit must be committed (DOC, DCH, DHS) (5 Points)</li></ul>

<b>20</b>	<p><b>Affordable Assisted Living Concept Papers</b></p> <p>Projects that ranked in the top five of scored Affordable Assisted Living Concept Paper submissions of MSHDA's Affordable Assisted Living Request for Concept Papers will be eligible for 20 points.</p>
-----------	---

**Points**

**Feature**

**10**

**Supportive Service Funding Commitment**

- Projects that include financing commitment(s) for service coordination that is available to all tenants with acceptable evidence of a commitment including:
  - a. A detailed plan and budget for services to be provided for the Affordable Assisted Living tenants, and;
  - b. Commitment letters evidencing sufficient funding to pay for that coordination will receive 10 points.

**5**

**Increasing Barrier Free and Accessible Units**

Projects that increase the number of accessible, barrier-free units (beyond requirements) to all units within the development will be awarded 5 points.

**5**

**Universal Design**

Projects that incorporate universal design standards within the development will be awarded 5 points.

## **Michigan's Low Income Tax Credit Qualified Allocation Plan**

### **Affordable Assisted Living Hold-Back General Threshold Requirements**

**Supportive Housing Projects must meet the following threshold requirements:**

#### ***Project Specifications:***

- All residential units must include both kitchen and bath facilities;
- All projects must have a minimum of 20% of the units affordable to households at 50% of area median income, and 10% of units affordable to households at 30% of area median income;
- Rent, meals, and services must be billed separately;
- Affordable Assisted Living developments may be licensed or unlicensed;
- Nursing homes and retirement homes are ineligible;
- Operating costs must be pre-approved by MSHDA if they exceed MSHDA standards;
- Pre-approval is required from MSHDA for any assisted living project that exceeds the greater of 110% of the HUD 221 (D) (3) mortgage limit or \$90,000 per unit;
- Projects must meet both the affordable assisted living housing and general threshold requirements prior to receiving a commitment of LIHTC (See attachment B);
- Proposed locations must meet MSHDA's Site Selection Criteria, and include long-term care options on-site, nearby, or be linked to or part of a larger Continuing Care Retirement Community model of living;
- AAL proposals automatically meet the 10% Supportive Housing leasing priority threshold requirement;
- Evidence that all tenants will be provided with appropriate emergency response call equipment.

#### ***Service Requirements:***

- A Service Plan in the prescribed format, along with a MOU between the owner, service agency, and property management company outlining roles & responsibilities and flexible tenant screening and selection criteria must be approved by a state interagency review team (team to be established);
- Service Plan must be developed through "Person Centered Planning" (PCP) process;
- If the proposal is within a Single Points of Entry (SPE) area, the sponsor must collaborate with and include the SPE as a partner in the application as it relates to the provision of services to Medicaid recipients;
- Proposals must offer residents the provision of three meals per day on site;
- Service Providers must meet Medicaid provider standards;
- Tenants must be afforded a choice of service providers. There shall be no prohibition against outside entities providing services in the development;
- A minimum level of optional services must be offered including: assistance with activities of daily living, housekeeping, linen and/or laundry service, transportation assistance, and coordination of daily medical needs.

***Evidence of Community Support:***

- Project must demonstrate involvement in the planning process by local senior citizens, senior citizen advocacy groups, aging network and community service organizations, disability network, the local Area Agency on Aging, and/or MiChoice Waiver Agent.

***General Requirements: See QAP***

- Projects must achieve an Affordable Assisted Living point score of 65 points to be considered.

DRAFT